



Housing Authority of the City of Alameda

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MINUTES

SPECIAL MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD THURSDAY, JANUARY 19, 2006

The Commission was called to order at 7:00 p.m., with Chair King presiding.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioners Gormley, Kurrasch, Tremain, and Chair King.

Absent: Commissioner Trujillo.

2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Gormley seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held December 21, 2005. Minutes accepted.

*2-B. Budget Variance Report. This report was accepted.

*2-C. Annual Review of Investment Policy. The Housing Commission accepted the report on the Investment Policy.

*2-D. Authorizing Disposal of Records. The Housing Commission authorized the Acting Executive Director to dispose of the public records on the attached list, retained the required time period in accordance with the current Housing Authority policy.

3. AGENDA

3-A. Quarterly Police Activities Report. Acting Executive Director Duffy introduced the report. Commissioner Kurrasch commented that he was happy to see Officer Summit attending the meeting even though he had to leave suddenly on a call. He also said that it was nice to see positive press coverage of the police report.

Chair King mentioned that the number of calls at Independence Plaza seemed to be rising. Commissioner Gormley said that the calls can include traffic stops in front of the building and other incidents that are not actually occurring at the complex. Acting Executive Director Duffy added that the officers and staff try to eliminate these types of calls so that the statistics accurately reflect what happens at the complex; however, she added that the number of reports also reflects incidents, such as natural deaths.

This report was provided for information only.

3-B. Revising the Admissions and Occupancy Policy. Acting Executive Director Duffy said that last month, the Commission adopted changes to the Admissions and Occupancy Policy, which is commonly called the ACOP, that included minor errors. These errors were references to the Section 8 program that resulted from copying sections of the Administrative Plan, that governs the Section 8 program, to the ACOP. She added that additional changes were recommended, including clarifying the Housing

Authority's policy on deconcentration and on how income is counted toward the rent calculation.

Commissioner Kurrasch commented that he was pleased to see the changes to update the ACOP, including the deletion of several sections that are not applicable in Alameda. Chair King asked if the ACOP was available in other languages. Acting Executive Director Duffy said that it was not and that the length of the document, between 120 and 150 pages, made translation difficult. She went on to say that translation services were made available on an as needed basis, either reading or having relevant sections translated.

Commissioner Kurrasch moved adoption of the proposed revisions to the Admissions and Occupancy Policy to clarify the Housing Authority's policies on deconcentration and calculating income. Commissioner Tremain seconded. The motion passed unanimously.

4. ORAL COMMUNICATIONS

Speaker Thordie Ashley expressed concern about a dog at Independence Plaza that she believed was making her ill. She said that there should not be pets at Independence Plaza. She said the dog was going to be moved to a pet building though when was unknown. She also said the owner claimed that the dog is an assistive animal, which she did not believe because of the dog's age. Ms. Ashley said that she had to ride the elevator that the dog was in and that it was making her sick; she described her health condition. Ms. Ashley went on to quote from the penal code that it was a violation to say that an animal is an assistive animal when it is not. Commissioner Tremain asked Ms. Ashley what she was requesting. Ms. Ashley stated that she wanted the dog removed.

Acting Executive Director Duffy stated that pets and assistive animals must be allowed at Independence Plaza as a senior complex. She went on to say that the tenant and her dog would be moved to a pet building soon, but she did not have a specific date. Ms. Duffy also stated that the SPCA did test the dog and certified it as an assistive animal. She went on to say, however, that the dog was aging and that might be a contributing factor to the problems that have occurred. Ms. Duffy also advised the Commission that whether an animal is a pet or an assistive animal, it is the responsibility of the owner to clean up after it. She said that staff was working with the tenant on that issue.

Commissioner Kurrasch asked if once the dog was moved to the pet building if the elevator could be cleaned to help alleviate Ms. Ashley's condition. Acting Executive Director Duffy said that she was making a note to see that it was done.

5. COMMISSIONER COMMUNICATIONS

Commissioner Gormley commented that she had attended all of the Town Hall meetings and she noticed that the majority of complaints were related to maintenance. She expressed concern about maintenance not being completed. Commissioner Gormley gave examples of windows leaking that had been reported a year ago and were still not repaired and apartments that had not been painted for 10 years.

Acting Executive Director Duffy responded that cycle painting and floor covering had not been done for many years, and that the Housing Authority was trying to catch up. She added that there often was not enough funding to keep to the cycle schedule. Ms. Duffy went on to add that this did not excuse regular work orders from not being done.

Commissioner Tremain suggested, and the other commissioners agreed, that the Housing Commission would ask staff to look into the matter. Acting Executive Director Duffy said that she would do so.

Commissioner Kurrasch advised that the first six Worthington Homes were ready. He said that over 300 applications were received. Though the first 26 applications had to

be rejected, they did expect to close soon. Commissioner Kurrasch went on to describe the deed restrictions on these affordable homes.

6. ADJOURNMENT

There being no further discussion, Chair King adjourned the meeting at 7:33 p.m.

Garnetta King, Chair

Attest:

Eileen Duffy
Acting Executive Director / Secretary